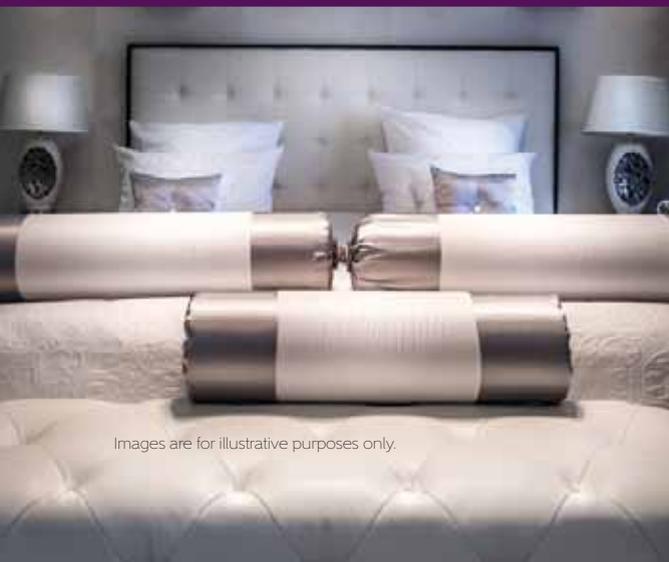


POPPY FIELDS

CHURCH FENTON

 **Ashberry**
Homes



Images are for illustrative purposes only.



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

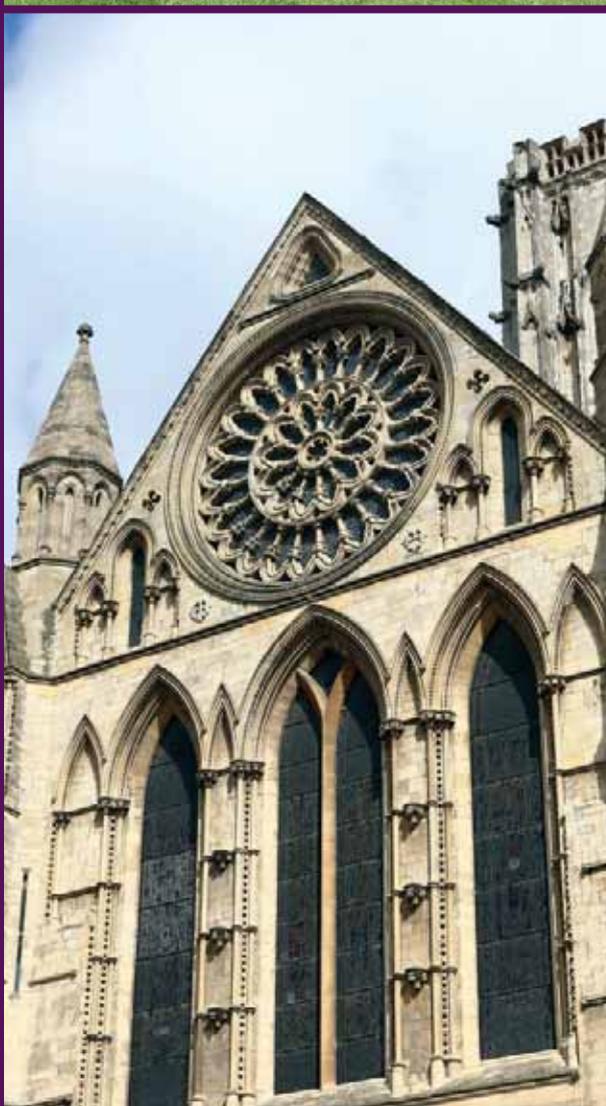
Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







Yorkshire. At your fingertips.



Welcome to Poppy Fields, a new collection of 2, 3 and 4 bedroom homes nestled in the village of Church Fenton. Benefitting from a contemporary specification throughout, these homes are sure to tick all the right boxes for first-time buyers desiring low levels of maintenance, families seeking more space and a choice of well-regarded schools, and commuters to York, Leeds or Harrogate alike.

Poppy Fields is ideally positioned to reach Church Fenton's various amenities, with a post office, farm shop, village hall and a small community shop with its own café all within two miles of home. A further range of amenities can be found in the neighbouring town of Tadcaster, including a supermarket and a choice of pharmacies, banks, hairdressers, pubs and restaurants.

Around a 30-minute drive from home is York, an ancient walled city that provides the ideal jaunt for history and culture buffs alike, embodied by its number of museums, theatres and ancient ruins.

York is also a unique experience for shopping, with its city centre boasting a vast range of stores. There are plenty of places to eat, with a range of cafés and bakeries in addition to a large number of chain and independent restaurants offering Italian, Thai, Indian, French, Korean and Spanish cuisines.

Those who like to stay active can find Selby Leisure Centre just a 20-minute drive away, providing a gym, swimming pool and a programme of group fitness classes.

Families will be close to several schools, with Kirk Fenton CE Primary School and Rainbow Nursery School both within five miles of home, whilst a further range of schools are available in neighbouring Tadcaster.

Residents are well connected, with the A1 reachable in around 18 minutes, offering direct links to the north and south of England. Those who prefer rail can reach Church Fenton Station in just six minutes by car, providing services to both York and Leeds in under 20 mins, and Hull and Selby in under an hour.

Love your home,
not somebody else's.





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

FLOORING:

- Choose from carpets, vinyl or ceramic tiles

TILING:

- Full and half height tiling
- Comprehensive upgrade options

PLUMBING:

- Heated towel rail

SECURITY:

- Intruder alarms
- Security lights

ELECTRICAL:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

MISCELLANEOUS:

- Turf
- Wardrobes





Computer generated image



POPPY FIELDS

Welcome to Poppy Fields, an attractive collection of 2, 3, 4 bedroom homes in Church Fenton, just a short distance from the historic city of York.

With a wide choice of house styles and layouts there is something for everyone at this delightful development.



Space for everyone in
a house that deserves
to be called home.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Assisted Move is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Assisted Move scheme.

We look forward to meeting you...



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